



# Downtown West



Amended Historic Preservation Permit

March 1, 2021

Authors:

Page & Turnbull

HMH Engineers

**EXHIBIT A**  
**LEGAL DESCRIPTION**

REAL PROPERTY in the City of San Jose, County of Santa Clara, State of California, being a portion of Parcel A as shown on that certain Parcel Map filed for record on December 3, 1986, in Book 567 of Maps, page 46, Santa Clara County Records, described as follows:

BEGINNING at the northerly corner of said Parcel A, being on the southeasterly line of West Santa Clara Street;

Thence along said southeasterly line, South 60°05'31" West, 82.84 feet;

Thence South 30°01'06" East, 161.02 feet; Thence North 59°58'54" East, 87.62 feet, to the northeasterly line of said Parcel A;

Thence along said northeasterly line, the following three courses:

1. Thence North 33°09'29" West, 25.50 feet;
2. Thence North 45°48'23" West, 13.33 feet;
3. Thence North 29°54'29" West, 122.57 feet, to the POINT OF BEGINNING.

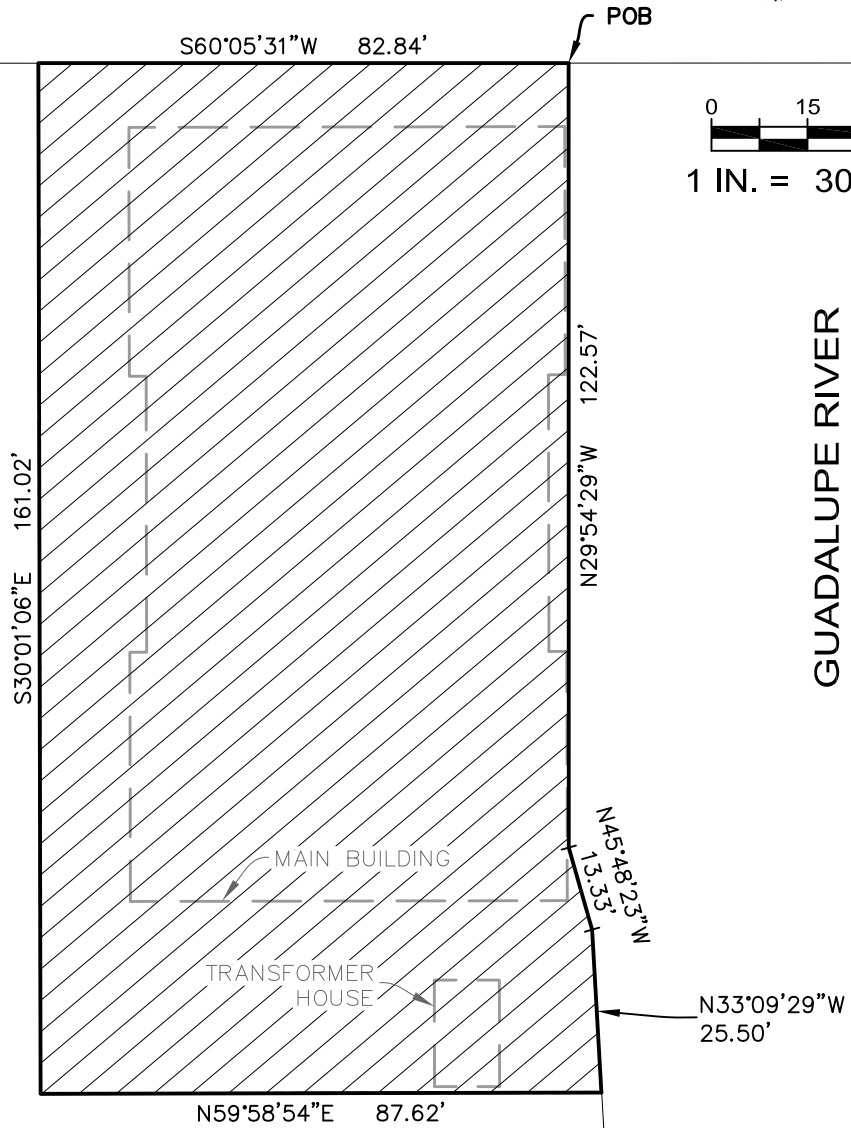
Containing 13,441 square feet or 0.31 acres, more or less.

# WEST SANTA CLARA STREET



0 15 30  
1 IN. = 30 FT.

PARCEL B  
567-M-46



PARCEL A  
567-M-46

## LEGEND

POB

POINT OF BEGINNING  
BUILDING FOOTPRINT

SHEET 1 OF 1

Date: 2020-09-08  
Designed: RF  
Drawn: RF  
Checked: TG  
Proj. Engr.: VM  
571900PL04



1570 Oakland Road (408) 487-2200  
San Jose, CA 95131 HMMca.com

EXHIBIT "B"  
PLAT TO ACCOMPANY DESCRIPTION:  
HISTORIC BOUNDARY

SAN JOSE

CALIFORNIA

**EXHIBIT B**  
**AMENDMENT TO HISTORIC PRESERVATION PERMIT**  
**File No. HP16-002**

**Proposed Amendment to HP Permit 16-002**

The San Jose Water Company site, located at 374 West Santa Clara Street, is a designated City Landmark that includes two historic buildings: the Main Building and a small transformer house. In 2016, as part of its approvals for the then-proposed Trammell Crow Company project, the City approved Historic Preservation Permit 16-002 ("HP16-002"), effective May 23, 2016. HP16-002 provides for the demolition of non-historic building additions, relocation of the transformer house on site, construction of a garage access building structure, and landscaping on the historic landmark site.

The Trammell Crow Company project has not been constructed. The San Jose Water Company site and its surroundings are now part of Google LLC's proposed Downtown West Mixed-Use Plan ("Downtown West"), specifically "Block E" in the Downtown West plan.

In 2021, the City extended the effectiveness of HP Permit 16-002 to May 23, 2022.

The development of Downtown West will require a General Plan Amendment, Planned Development Rezoning, and Planned Development Permit among other project approvals. Concurrent with this application to amend HP16-002, the project sponsor is submitting a Downtown West Historic Landmark Nomination application to reduce the size of the historic landmark site identified in HP16-002 from an approximately 1.02 gross acre site to an approximately 0.31 acre gross site. The basis for amending the size of the historic landmark is to conform the landmark boundary to the locations of the two historic buildings that would remain on the site: the Main Building and the relocated transformer house.

The garage access building structure and landscaping are no longer proposed. As of the date of this application, the relocation of the transformer house and the demolition of building additions under HP16-002 are the remaining activities authorized to be implemented.

The property sponsor is submitting this application to amend HP16-002 ("HP Amendment") to:

1. Delete from HP16-002 the activities that have already been completed under HP16-002, *i.e.*, rehabilitation of the Main Building;
2. Delete from HP16-002 activities that are no longer proposed, *i.e.*, the construction of a garage access building structure and landscaping for the Trammel Crow Company project;
3. Refer to the requirements of Downtown West Project Block E approvals, including, but not limited to, Standards S5.15.5 and S4.18.1 of the Downtown West Development Standards and Guidelines (specific view corridor, architectural height reference and built area restriction at skyline level for 372 West Santa Clara Street), rather than those of the 2016 Trammel Crow Company project approvals; and
4. Re-set the effective date of the permit so that it runs from approval of this application and therefore will not expire on May 23, 2023.

The property sponsor will follow the below Design Standards from the Downtown West Design Standards and Guidelines in relation to the San Jose Water Company Site:

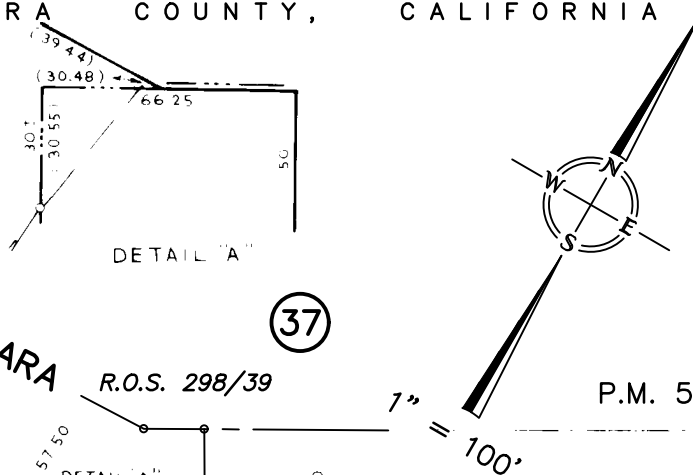
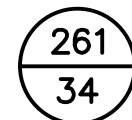
1. Like the previously approved Trammel Crow Company project, the Downtown West Mixed-Use Plan could allow the construction of commercial and multi-family residential buildings on the approximately 8.93 gross acre site that includes the historic landmark site. Standards S5.15.1 and S4.18.1 of the Downtown West Design Standards and Guidelines, included in the PDC19-039, require a 40-foot separation between the Main Building and new development to the south; permit pavilions, kiosks, and landscape elements in the Gateway to San Jose Plaza to the west of the Main Building; require an architectural height reference on the north facade on Block E1 within 10 feet of the top of roof or prominent eave of the Main Building; and prohibit built area within a 5-degree plane at the skyline level on the north facade of Block E1.
2. The proposed project will be limited to demolition of non-historic building additions and on-site relocation of the historic transformer house. The construction of the surrounding elements and building will not mimic the historical landmark or strive to create faux-historicism by copying the architecture of the landmark, per Standard 4.2.4.f of the Downtown Design Guidelines and Standards.
3. The proposed project will be limited to demolition of non-historic building additions and on-site relocation of the historic transformer house. The proposed Block E1 building will not dominate or detract from the historic building, nor does it mimic the architecture of the landmarked building. The historic building will be surrounded by landscaping and public plaza with the closest major building structure at least 40 feet away, governed by architectural height reference, and restricted at the skyline level by Standard S15.5.5 of the Downtown West Design Standards and Guidelines.

## **HP Permit Application Materials**

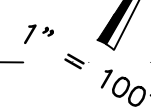
This HP Amendment application includes the following additional materials:

1. Application Form. The HP Amendment includes a completed Historic Preservation Permit/Amendment Application form.
2. Legal Description. The Legal Description of the subject property, which consists of the reduced historic landmark site identified in the Downtown West Historic Landmark Nomination, is set forth in Exhibit A.
3. County Assessor's Map. The County Assessor's Map is attached as Exhibit C.
4. Development Plan. Refer to the following Downtown West plan sets or documents:
  - Title Sheet. Refer to Exhibit D
  - Land Use Plan. Refer to the Downtown West General Development Plan and the Downtown West Design Standards and Guidelines.
  - Site Plan. Refer to Exhibit D-1 for the proposed relocation of the transformer house.
  - Grading and Drainage Plan. Refer to the Downtown West Conceptual Infrastructure Plan Sheets.
  - Floor Plans. Not applicable to relocation of the transformer house.
  - Building Elevations. Not applicable to the relocation of the transformer house.
  - Landscape plan. Not applicable to the relocation of the transformer house.
5. Environmental Review. The Downtown West Mixed-Use Project Environmental Impact Report, prepared under the provisions of the California Environmental Quality Act of 1970, as amended (CEQA), analyzes the potential significant environmental impacts of Downtown West.

**EXHIBIT C**  
**COUNTY ASSESSOR'S MAP**



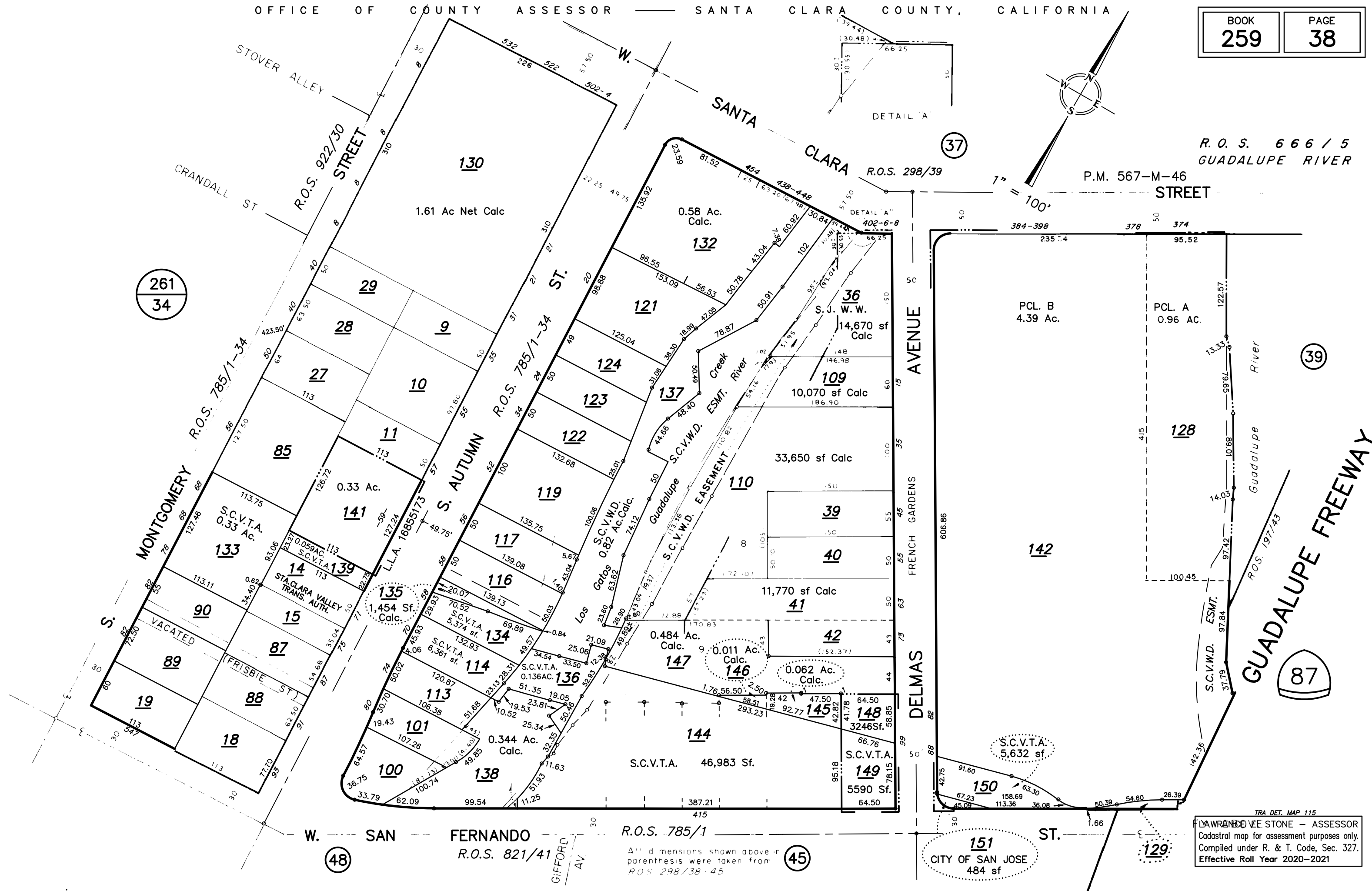
STREET




 70  
 GUADALUPE FREEWAY  
 R.O.S. 197/43  
 Guadalupe

TRA DET. MAP 115

FLAWRENCE E. STONE - ASSESSOR  
Cadastral map for assessment purposes only  
Compiled under R. & T. Code, Sec. 327  
Effective Roll Year 2020-2021



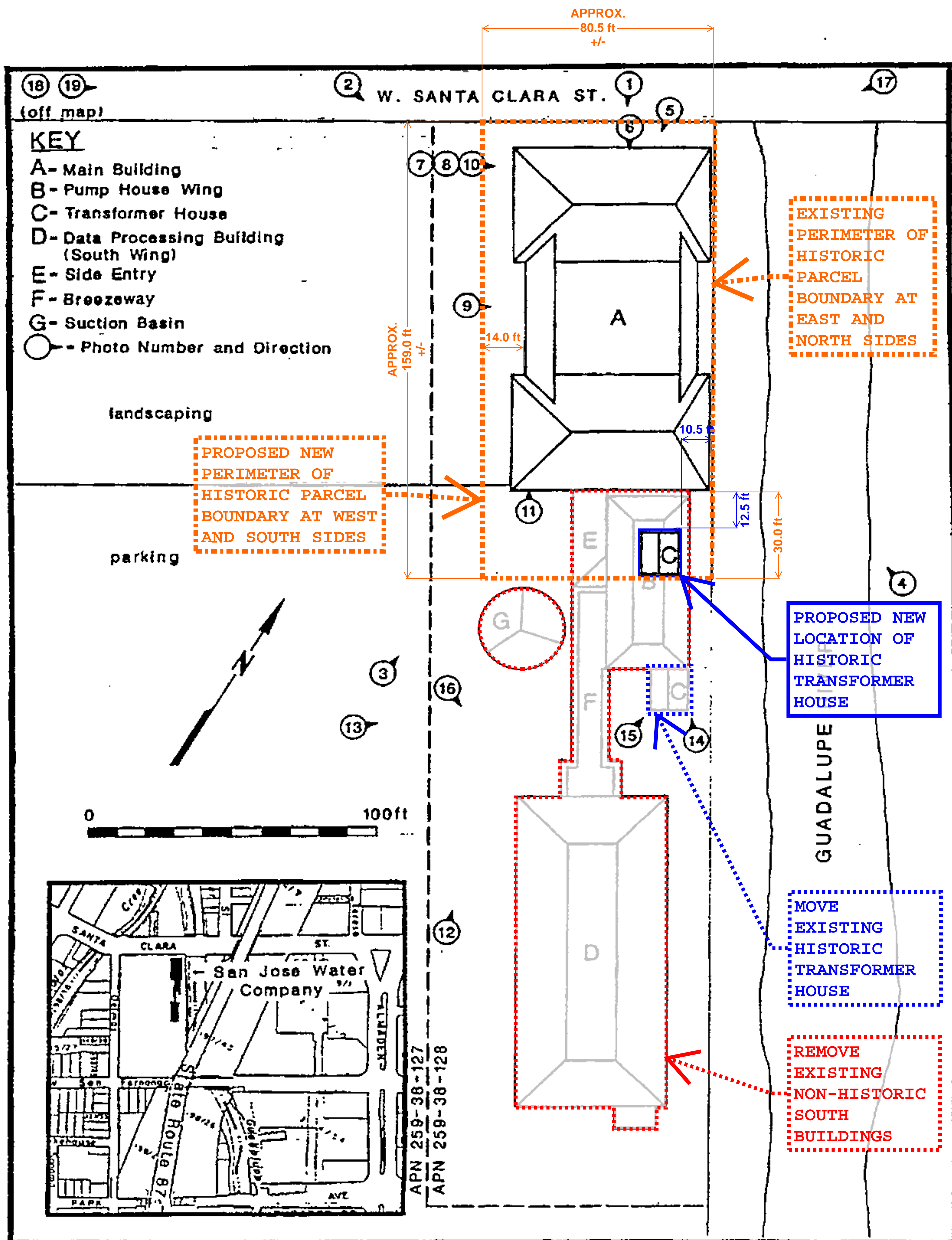


**EXHIBIT D**  
**HP PERMIT 16-002 AMENDMENT TITLE SHEET**

**DEVELOPMENT PLAN SHEETS AND REFERENCES**

1. Land Use Plan. Refer to the Downtown West General Development Plan and the Downtown West Design Standards and Guidelines.
2. Site Plan. Refer to Exhibit D-1 for the proposed relocation of the transformer house.
3. Grading and Drainage Plan. Refer to the Downtown West Conceptual Infrastructure Plan Sheets.
4. Floor Plans. Not applicable to relocation of the transformer house.
5. Building Elevations. Not applicable to the relocation of the transformer house.
6. Landscape plan. Not applicable to the relocation of the transformer house.

**EXHIBIT D-1**  
**SITE PLAN FOR RELOCATION OF TRANSFORMER HOUSE**



SAN JOSE WATER COMPANY BUILDING - HP16-002  
 PROPOSED TRANSFORMER HOUSE RELOCATION AND PARCEL BOUNDARY ADJUSTMENT  
 2020-04-01 / PAGE & TURNBULL / SCALE AS NOTED